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Sales

THE BOSTON HOME CENTER

www.bostonhomecenter.com 617-635-HOME (4663)



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Join the free *Boston Homebuyers Club* and be connected to the resources you need to move forward:



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Mayor Martin J. Walsh
City of Boston
Department of
Neighborhood
Development

























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Participating Lenders

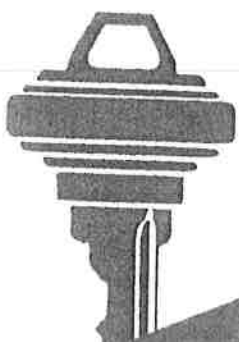
Blue Hills Bank	Renee Owens	781.603.2802	rowens@bluehillsbank.com	 
Boston Private	Diana Carvajal-Hirsch	617.912.3991	dcarvajal-hirsch@bostonprivatebank.com	 
Citizens Bank	Thomas J. Preston	781.308.5593	thomas.j.preston@citizensbank.com	 
East Boston Savings Bank	Dan Flores Andrew Sobers	617.568.4226 857.524.1084	dflores@ebsb.com asobers@ebsb.com	 
Eastern Bank	Chip Coveney	508.946.3291	c.coveney@easternbank.com	 
Meetinghouse Bank	Stephen Palombi	617.322.3116	spalombi@meetinghousebank.com	 
Metro Credit Union	John Sepulveda	857.363.8100	jsepulveda@metrocu.org	 
Mortgage Master	Patty Raymo	508.850.4114	praymo@mortgagemaster.com	 
NE Moves, LLC	Amy Wortzman	617.216.3532	amy.wortzman@nemmortgage.com	 
Santander	John Doyle	508.370.0687	jdoyle@santander.us	 



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East Boston Savings Bank	Dan Flores Andrew Sobers	617.568.4226 857.524.1084	dflores@ebsb.com asobers@ebsb.com	
Eastern Bank	Chip Coveney	508.946.3291	c.coveney@easternbank.com	 
Meetinghouse Bank	Stephen Palombi	617.322.3116	spalombi@meetinghousebank.com	 
Metro Credit Union	John Sepulveda	857.363.8100	jsepulveda@metrocu.org	
Mortgage Master	Patty Raymo	508.850.4114	praymo@mortgagemaster.com	
NE Moves, LLC	Amy Wortzman	617.216.3532	amy.wortzman@nemmortgage.com	
Santander	John Doyle	508.370.0687	jdoyle@santander.us	



City of Boston
Mayor Martin J. Walsh

Department of
Neighborhood
Development



EQUAL HOUSING
OPPORTUNITY

Moderate Income Affordable Homeownership Opportunity

The Armory Condominiums
380 Bunker Hill Street, Charlestown, MA 02129
www.ArmoryLottery.com

6 Moderate Income Affordable Units

# of Units	Type (#BRs / Loft / Studio)	Price	% Income
1	1 Bedroom	\$173,900	Up to 80%
1	2 Bedroom	\$203,600	Up to 80%
1	2 Bedroom + Den	\$203,600	Up to 80%
1	2 Bedroom + Den	\$262,700	100%*
1	2 Bedroom + Den	\$262,700	100%*
1	3 Bedroom	\$299,700	100%*

** Minimum income limits apply.*

Maximum Income Limit

HH size	Up to 80%	100%
1	\$55,150	\$68,950
2	\$63,050	\$78,800
3	\$70,900	\$88,650
4	\$78,800	\$98,500
5	\$85,100	\$106,400
6	\$91,400	\$114,250

Households may request an application be sent by email or mail from **November 30th – December 14th** through the following methods:

Visit: www.ArmoryLottery.com
Email: Armory@maloneyproperties.com
Call: 617-209-5250

Applications will also be available in person on the following dates and times

Date	Time
Monday, November 30 th	10:00AM - 2:00PM
Thursday, December 3 rd	3:00PM - 7:00PM
Saturday, December 5 th	10:00AM - 2:00PM

Location: **St. Francis Bishop Lawton Hall,**
313 Bunker Hill Street Charlestown, MA 02129

Completed applications must be returned by mail
Postmarked no later than **December 21st**

Mail to:
Maloney Properties, Inc.
Attention: Armory Lottery
27 Mica Lane, Wellesley MA 02481

Selection by lottery. Asset, Use & Resale Restrictions apply.
Preference for Boston Residents. Preference for households with at least one person per Bedroom.
Preference for First-Time Homebuyers.

For more info or reasonable accommodations,
call Maloney Properties, Inc. 617-209-5250 or
email: Armory@MaloneyProperties.com
www.MaloneyRealEstate.com



Equal Housing Opportunity



THE LANCASTER

1501 COMMONWEALTH AVENUE | BRIGHTON, MA

One, Two, & Three bed condominiums starting in the \$400K's

UNDER CONSTRUCTION | PRE-SALES HAVE BEGUN

OCCUPANCY IN LATE SUMMER 2015

For More Information, Contact:

P.T. Vineburgh

lancaster@charlesgaterealty.com

617.648.9591

LANCASTERBOSTON.COM



EQUAL HOUSING OPPORTUNITY



NEW DND AFFORDABLE RESALE LISTING!

**330 Meridian Street #5
East Boston
2 bed / 1 bath with 942 square feet
Condo Fee: \$266**

**Listed For:
\$249,000**

**OPEN HOUSE
SATURDAY, NOVEMBER 21ST
1:00PM - 2:15PM**

Department of Neighborhood Development Affordable resale condo in the heart of the East Boston. Condo includes: washer / dryer, water views extra storage and is close to the Blue Line!

This unit is subject to DND approval of buyer's eligibility application.

1 buyer must make under \$48,800 to purchase the unit.

2 household members must make under \$55,800.

3 household members must make under \$62,700.

4 household members must make under \$69,700.

Please inquire about eligibility requirements up to 8 people, or see attached sheet.

After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$75,000 in liquid assets. The asset limit does not

include many kinds of retirement money and education savings. Buyer(s) must complete Home Buyer 101 prior to purchase. Buyer(s) must be a first time home buyer. First showing are at Open House Saturday 1:00pm to 2:15pm.

**Interested in buying your first home or affordable condo?
Don't know where to start?**

**I Am Boston's Number #1 Agent
On Affordable Resale Condos!**

[Contact me!](#)





Rich Hornblower
Coldwell Banker
137 Newbury Street



Boston, MA 02116
(617) 694-0091
Rich.Hornblower@NEMoves.com

STAY CONNECTED WITH ME



Moderate-Income Affordable Homeownership Opportunity

881 East 2nd Street, South Boston MA 02127

2 Moderate-Income Affordable Units

# of Units	BR Size	Price	% Income
2	2	\$262,700	100%

Maximum Income Limit

HH size	100%
1	\$68,950
2	\$78,800
3	\$88,650
4	\$98,500
5	\$106,400
6	\$114,250

Households may request an application be sent by email or mail from November 9th – November 14th through the following methods:

Email: 881condosales@gmail.com

Call: [401-207-2691](tel:401-207-2691)

Applications will also be available in person on the following dates and times

Date	Time
Monday, November 9 th	10:00AM - 2:00PM
Tuesday, November 10 th	3:00PM - 7:00PM
Wednesday, November 11 th	10:00AM – 2:00PM
Thursday, November 12 th	10:00AM – 2:00PM
Saturday, November 14 th	10:00PM - 2:00PM

Location: 881 East 2nd Street, South Boston MA 02127

Completed applications must be returned by the deadline– remit by mail only:

Postmarked no later than **November 23rd**

Boston Real Estate Capital

Attention: 881 East 2nd Lottery

10 Post office Square, 8th floor, Boston, MA 02109

Selection by lottery. Asset, Use & Resale Restrictions apply.

Preference for Boston Residents. Preference for households with at least one person per Bedroom.

Preference for First-Time Homebuyers.

For more info or reasonable accommodations,

call Boston Real Estate Capital

[401-207-2691](tel:401-207-2691) or

email: 881condosales@gmail.com



Equal Housing Opportunity



Affordable Single Family House Opportunity

1A Drayton Avenue, Dorchester



Price: \$280,000

Square Feet: 1,588

Bedrooms: 3

Bathrooms: 1 Full/1 Half

Taxes: \$3,120.75 (2015)

**Does not include residential tax exemption. 2015 Boston Residential Exemption was \$1,879.53.*

Affordable Single Family House Opportunity

Do not miss out on this 1,588 Square Feet Single Family 3 bedroom with parking!

This floor plan offers 3 levels of living. The 1st floor Includes a large eat in kitchen with granite island, ideal for cooking! Off the kitchen is the living room and half bathroom.

The second floor includes two bedrooms and full bathroom. Upstairs on the 3rd floor offers a large bedroom and expansive walk-in closet.

1 parking space included.

This is not a condo, so there is No Condo Fees!

Income Limit:

1 HH—\$48,800

2 HH—\$55,800

3 HH—\$62,750

Asset Limit: \$75,000

Does not include retirement,
Includes gift money and real estate

Affordable Condo Opportunity

735 Harrison Avenue #W102, South End



Price: \$269,900

Square Feet: 997

Bedrooms: 1

Bathrooms: 1 Full

Condo Fee: \$397

(includes heat, hot water, sewer, master insurance, elevator, snow removal, refuse removal)

Taxes: \$3,051.72 (2015)

Rare BRA Artist Affordable Loft

This is a very cool designed building located in the heart of South End.

This 997 Square Foot loft offers an expansive floor plan, includes soaring ceilings and large windows which brings in a lot of natural light. There are many possibilities in setting up the living space, the main selling point of any loft!

Other details include: walk in California Closets, washer/dryer, modern polished cement floors. Minutes to SOWA Open Market and Farmers Market, South End great restaurants, and the new South End Whole Foods.

Income Limit:

1 HH—\$48,800

2 HH—\$55,800

3 HH—\$62,750

Asset Limit: \$75,000

Does not include retirement,
Includes gift money and real estate

Must be a BRA certified artist to purchase



**MLS # 71879924 - New
Condo - Townhouse**

241 Norfolk St - Unit D
Boston, MA : Dorchester 02124-3340
Suffolk County
Unit Placement: **Street**
Unit Level: **1**
Grade School:
Middle School:
High School:
Outdoor Space Avail:
Handicap Access/Features:
Directions: **Morton to Norfolk or Washington to Norfolk**

List Price: **\$199,000**

Total Rooms: **5**
Bedrooms: **2**
Bathrooms: **1 f 1h**
Master Bath:
Fireplaces: **0**

Remarks

This is a great opportunity for a first time home buyer to purchase a renovated town house. The property features an updated kitchen, renovated baths, new flooring finished basement, updated electrical and new wall to wall carpeting in the bedrooms. This property is income restricted home ownership opportunity. Buyer must be owner occupant and meet 80% income restriction guidelines. Ask agent for details or see MLS attachments.

Property Information

Approx. Living Area: **1321 sq. ft. (\$150.64/sq. ft.)** Approx. Acres: **0.03 (1482 sq. ft.)** Garage Spaces: **0 --**
Living Area Includes:
Living Area Source: **Other** Heat Zones: **Electric** Parking Spaces: **0 On Street Permit**
Living Area Disclosures:
Disclosures: **80% AMI Income and resale restriction** Cool Zones: **0 None** Levels In Unit: **3**

Complex & Association Information

Complex Name:
Association: **Yes** Fee: **\$269.67** Units In Complex: **38** Complete:
Assoc. Fee Incls: **Water, Sewer, Master Insurance, Road Maintenance, Landscaping, Snow Removal** Units Owner Occupied: **29** Source: **76%**
Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
Living Room:	1	--	
Dining Room:	1	--	
Family Room:	B	--	
Kitchen:	1	--	
Master Bedroom:	2	--	
Bedroom 2:	2	--	
Laundry:	B	--	

Features

Area Amenities: **Public Transportation, Public School**
Basement: **Yes , Full, Finished**
Beach: **No**
Construction: **Frame**
Exterior: **Vinyl**
Hot Water: **Electric**
Roof Material: **Asphalt/Fiberglass Shingles**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Laundry Features: **In Unit**
Lead Paint: **None**
UFFI: **Warranty Features:**
Year Built/Converted: **1988/**
Year Built Source: **Public Record**
Year Built Desc: **Actual**
Year Round:
Short Sale w/Lndr.App.Reg: **No**
Lender Owned: **No**

Tax Information

Pin #: **W:17 P:01640 S:066**
Assessed: **\$115,400**
Tax: **\$1397** Tax Year: **2015**
Book: **54311** Page: **285**
Cert: **028538**
Zoning Code: **RES**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Boston Trust Realty Group (617) 674-2077**
Listing Agent: **Robert L. Nichols Jr. (617) 448-5112**
Team Member:
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Office, Other (See Special Showing Instructions)**
Showing: Facilitator: **--**
Special Showing Instructions: **Email - Lydia@BTRealtyGroup.com**

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.25%**
Facilitator: **0**
Compensation Based On: **Net Sale Price**

Market Information

Listing Date: **7/27/2015**
Days on Market: Property has been on the market for a total of **1** day(s)
Expiration Date:
Original Price: **\$199,000**
Off Market Date:
Sale Date:

Listing Market Time: MLS# has been on for **1** day(s)
Office Market Time: Office has listed this property for **1** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:



**CUE
REALTY**
Pathway to Home Ownership

Champion Urban Edge
CUE Realty
1542 Columbus Avenue
Boston, MA 02119
617.877.0363

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Linda Champion
Vice President and Managing Broker
CUE Realty (License No. 9917)
1542 Columbus Avenue
Roxbury, Massachusetts 02119

Cell Phone: 617.877.0363
Email: lchamp7@comcast.net

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8 Photos

**MLS # 71867717 - Active
Single Family - Attached**

101 Hamilton List Price:
Street - Unit 101 \$289,900

**Boston, MA :
02125**

Suffolk County

Style: **Colonial** Color:

Total Rooms: **5** Bedrooms: **3**

Full/Half/Master Baths: **1/1/No** Fireplaces: **0**

Grade School: Middle School:

High School:

Directions: **Clarkston to
Hamilton**

Remarks

Affordable single family attached home in City of Boston under \$300K. Max resale price determined by City of Boston. Subject to deed and income restrictions. Enjoy three levels of living, high ceilings in basement which can be used as a family room, playroom, or office. This townhouse-style single family home with 3 sun filled bedrooms boasting ample closet space and attic storage. Fenced yard with off-street parking, eat-in kitchen, with a comfortable master bedroom. Must be a first time home buyer at 80% AMI. Sale subject to City of Boston approval.

Property Information

Approx. Living Area: 1273 sq. ft.	Approx. Acres: 0.06 (2826 sq. ft.)	Garage Spaces: 0 --
Living Area Includes:	Heat Zones: Forced Air	Parking Spaces: 2 Tandem, Paved Driveway
Living Area Source: Public Record	Cool Zones: None	Approx. Street Frontage:
Living Area Disclosures: Disclosures: City of Boston approval required. Income restrictions. Deed restrictions apply.		

Room Levels, Dimensions and Features

Room	Level	Size	Features
Features			Other Property Info
Area Amenities: Public Transportation, Shopping, Public School			Disclosure Declaration: Yes
Basement: Yes Full			Exclusions: Tenants personal property
Lender Owned: No			Home Own Assn: No
Short Sale With Lender Approval Required: No			Lead Paint: None, Unknown
Beach: No			UFFI: No Warranty Available:
Foundation Size:			Year Built: 1991 Source:
Foundation Description: Poured Concrete			Public Record
Lot Description: Corner			Year Built Description:
Road Type: Public			Approximate
Terms: Other (See Remarks)			Year Round:
Waterfront: No			

Tax Information

Pin #:
Assessed: **\$223,600**
Tax: **\$2813** Tax Year: **2014**
Book: **41943** Page: **33**
Cert:
Zoning Code: **RES**



MLS # 71866673 - Active
Condo - Mid-Rise

156 Porter St - Unit 144
Boston, MA : East Boston
02128-2122

List Price: **\$309,000**

Suffolk County

Unit Placement: **Street**

Total Rooms: **2**

Unit Level: **1**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail: **Yes -**

Common

Handicap Access/Features:

Directions: **Near Airport Blue Line Station.**

Remarks

This Boston Redevelopment Authority Resale one bedroom loft condo has it all: central AC, loft bedroom, deeded parking spot, common roof deck, hardwood floors, stainless steel appliances, over-sized windows and convenient access to Logan airport & Blue Line. This unit is subject to Boston Redevelopment Authority approval of buyer's BRA eligibility application. 1 buyer must make under \$68,950 and 2 people under \$78,800, and 3 people under \$88,650. Buyer must not own any other property, and must use this as their primary residence. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner-occupied. Buyer(s) must have under \$100,000 in assets. The asset limit does not include most kinds of retirement money, and education savings. Please inquire for other eligibility and household restrictions prior to showing. Located right next to the Blue Line Airport stop!

Property Information

Approx. Living Area: **876 sq. ft. (\$352.74/sq. ft.)**

Approx. Acres: **0.02 (814 sq. ft.)**

Garage Spaces:
1 Under

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces:
1 --

Living Area Source: **Other**

Cool Zones: **Central Air**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: **Accepted buyer will have to fill out BRA application. Projection screen and projector are not part of the sale.**

Complex & Association Information

Complex Name:

Units in Complex: **225** Complete: **Yes**

Units Owner
 Occupied:
 Source:

Association: **Yes** Fee: **\$182**

Assoc. Fee Inclds: **Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Recreational Facilities, Clubroom, Refuse Removal**

Special Assessments: **No**

Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

Features

Area Amenities: **Public Transportation, Park, Walk/Jog Trails, Highway Access, T-Station**

Association Pool: **No**

Assoc. Security: **Intercom**

Basement: **No , --**

Other Property Info

Elevator: **Yes**

Disclosure Declaration: **No**

Exclusions:

Laundry Features: **In Unit**

Lead Paint: **Unknown**

Beach: **Yes**
 Management: **Professional - On Site**
 Pets Allowed: **Yes w/ Restrictions -Other (See Remarks)**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

UFFI: Warranty Features:
 Year Built/Converted: **1910/**
 Year Built Source: **Public Record**
 Year Built Desc: **Approximate**
 Year Round:
 Short Sale w/Lndr.App.Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **W:01 P:04164 S:094**
 Assessed: **\$256,700**
 Tax: **\$1229** Tax Year: **2015**
 Book: **41422** Page: **277**
 Cert: **00027734**
 Zoning Code: **n/a**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St. [X] (617) 266-4430**
 Listing Agent: **Richard Hornblower [X] (617) 694-0091**
 Team Member:
 Sale Office:
 Sale Agent:

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2**
 Facilitator: **0**
 Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **--**

Special Showing Instructions: **Please call to set up showing and to go over buyer restrictions before showing. 617-694-0091.**

Firm Remarks

Birds are not allowed as pets. Tax estimate based upon FY15 released by Boston. Accepted offer will then have to include proper filled out BRA application, 2 years tax returns, all financial information and 2 paystubs. More info may also be required. Please discuss eligibility with clients.

Market Information

Listing Date: **7/1/2015**

Days on Market: Property has been on the market for a total of **118** day(s)

Expiration Date: **12/1/2015**

Original Price: **\$358,605**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **118** day(s)

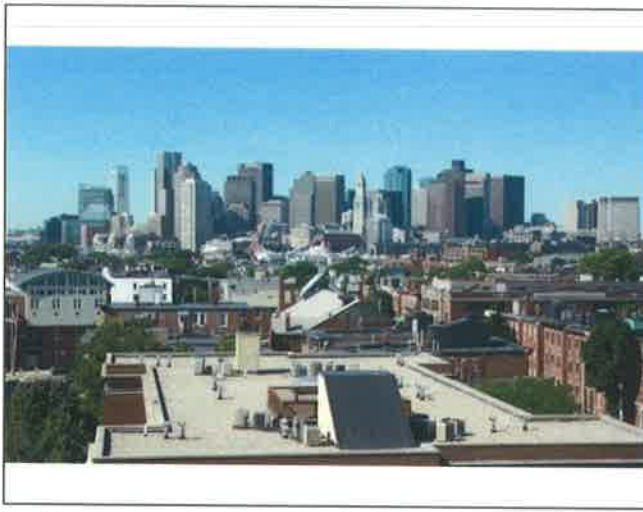
Office Market Time: Office has listed this property for **118** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:







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MLS # 71911112 - Active
Condo - Mid-Rise

735 Harrison Ave - Unit W203 List Price: **\$296,243**
Boston, MA : South End
02118-2344

Suffolk County

Unit Placement:	Total Rooms: 3
Unit Level: 2	Bedrooms: 1
Grade School:	Bathrooms: 1f 0h
Middle School:	Master Bath:
High School:	Fireplaces: 0
Outdoor Space Avail:	
Handicap Access/Features:	
Directions: On Harrison Ave.	

Remarks

Amazing Artist Certified Boston Redevelopment Authority Resale loft style condo in the the South End. 2nd floor condo has huge open floor plan, large windows through out, and central AC. The Art Block artist gallery located in complex. Condo is subject to DND approval of buyer's DND eligibility application. One buyer can make up to \$48,800, 2 people \$55,800, 3 people up to \$62,750 and 4 people up to \$69,700 combined. Buyer(s) must not own any other property, and must use this as their primary residence. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$75,000 in liquid assets. Can not be a cash buyer. The asset limit does not include most kinds of retirement money, and education savings. Please inquire for other eligibility and household restrictions prior to showing. Buyer(s) MUST be a BRA certified artist. See attached forms.

Property Information

Approx. Living Area: 984 sq. ft. (\$301.06/sq. ft.)	Approx. Acres: 0.02 (984 sq. ft.)	Garage Spaces: 0 --
Living Area Includes:	Heat Zones: Forced Air	Parking Spaces: 0 On Street Permit
Living Area Source: Other	Cool Zones: Central Air	Levels in Unit: 1
Living Area Disclosures:		
Disclosures: DND affordable resale condo. Buyer must be artist certified through the BRA. Tax estimate based upon FY15 released by Boston. Not all banks /credit unions/ mortgage companies can write loans for this type of units. Proper pre-approval letter from a qualified lender must be submitted with offer.		

Complex & Association Information

Complex Name:	Units in Complex: 55 Complete:	Units Owner Occupied: Source:
Association: Yes Fee: \$427 Monthly		
Assoc. Fee Incls: Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal		
Special Assessments: Yes - \$43 - The imposed temporary fee increase RO \$427 (i.e. the temp increase May 2015 of \$43) will end when the board of trustees meets again at end of the year to go over the 2016 Budget.		

Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

Features

Area Amenities: **Public Transportation, Shopping, Medical Facility, Laundromat, Highway Access, House of Worship, Public School, University**

Other Property Info

Disclosure Declaration: **No**
Exclusions:

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Assoc. Security: **Intercom**
 Basement: **No, --**
 Beach: **No**
 Management: **Professional - Off Site**
 Pets Allowed: **Yes w/ Restrictions**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **No**

Lead Paint: **Unknown**
 UFFI: **Warranty Features:**
 Year Built/Converted:
2006/
 Year Built Source: **Public Record**
 Year Built Desc:
Approximate
 Year Round:
 Short Sale
 w/Lndr.App.Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **W:08 P:01361**
S:082
 Assessed: **\$252,000**
 Tax: **\$1172** Tax Year:
2015
 Book: **0** Page: **0**
 Cert:
 Zoning Code: **n/a**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St. [X] (617) 266-4430**
 Listing Agent: **Richard Hornblower [X] (617) 694-0091**
 Team Member:
 Sale Office:
 Sale Agent:

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2.5**
 Facilitator: **n/a**
 Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **--**

Special Showing Instructions: **Please read listing and attached forms before asking questions on BRA Artist certification.**

Firm Remarks

After an offer is accepted the buyer will be given BRA application that must be completed within a few days for submission to the BRA. Please view the following link before asking questions.
<http://www.bostonredevelopmentauthority.org/housing/artist-housing/artistspace-housing-overview>

Market Information

Listing Date: **9/28/2015**
 Days on Market: Property has been on the market for a total of **29** day(s)
 Expiration Date: **3/31/2016**
 Original Price: **\$296,243**
 Off Market Date:
 Sale Date:

Listing Market Time: MLS# has been on for **29** day(s)
 Office Market Time: Office has listed this property for **29** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:





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**MLS # 71912841 - Active
Condo - Mid-Rise**

**113 Sumner St - Unit 65
Boston, MA : East Boston
02128-2318**

List Price: **\$275,000**

Suffolk County

Unit Placement:

Total Rooms: **3**

Unit Level: **6**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail: **No**

Handicap Access/Features:

Directions: **Entrance on the harbor/waterfront side on the back of Sumner Street.**

Remarks

Fantastic Boston Redevelopment Authority Resale 6th floor 1 bedroom / 1 bath condo includes: elevator building, views of the harbor, hard wood floors through out, washer & dryer hook ups and central AC. Condo is subject to Boston Redevelopment Authority approval of buyer's BRA eligibility application. 1 member household may make up to \$82,750. 2 member Household may make up to \$94,550. Buyer must not own any other property, and must use this condo as their primary residence. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$75,000 in liquid assets. Can not be a cash buyer. The asset limit does not include most kinds of retirement money, and education savings. Please inquire for other eligibility and household restrictions prior to showing. No dogs allowed in building. Right next to the Maverick Blue Line stop!

Property Information

Approx. Living Area: **671 sq. ft. (\$409.84/sq. ft.)**

Approx. Acres: **0.02 (671 sq. ft.)**

Garage Spaces:
0 --

Living Area Includes:

Heat Zones: **Forced Air**

Parking Spaces:
0 On Street Permit

Living Area Source: **Other**

Cool Zones: **Central Air**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: Tax estimate based upon FY15 released by Boston. Not all banks / credit unions/ mortgage companies can write loans for this type of units. Proper pre-approval letter from a qualified lender must be submitted with offer. No dogs allowed in building.

Complex & Association Information

Complex Name:

Units in Complex: **30** Complete:

Units Owner
Occupied:
Source:

Association: **Yes** Fee: **\$411 Monthly**

Assoc. Fee Inclds: **Heat, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Air Conditioning**

Special Assessments: **Unknown**

Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Walk/Jog Trails, Laundromat, Highway Access, House of Worship, Marina, Public School, T-Station**

Other Property Info

Disclosure Declaration:
No
Exclusions:

Appliances: **Range, Dishwasher, Refrigerator**
 Association Pool: **No**
 Assoc. Security: **Intercom**
 Basement: **No , --**
 Beach: **Yes**
 Pets Allowed: **Yes w/ Restrictions -Other (See Remarks)**
 Sewer Utilities: **City/Town Sewer**
 Water Utilities: **City/Town Water**
 Waterfront: **Yes, Harbor**
 Water View: **Yes, Harbor**

Lead Paint: **Unknown**
 UFFI: **Warranty**
 Features:
 Year Built/Converted:
2004/
 Year Built Source: **Public Record**
 Year Built Desc:
Approximate
 Year Round:
 Short Sale
 w/Lndr.App.Req: **No**
 Lender Owned: **No**

Tax Information

Pin #: **W:01 P:05402 S:356**
 Assessed: **\$190,400**
 Tax: **\$426** Tax Year:
2015
 Book: **38150** Page: **1**
 Cert: **00130588**
 Zoning Code: **n/a**
 Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St. [X] (617) 266-4430**
 Listing Agent: **Richard Hornblower [X] (617) 694-0091**
 Team Member:
 Sale Office:
 Sale Agent:

Compensation

Sub-Agent: **Not Offered**
 Buyer Agent: **2**
 Facilitator: **n/a**
 Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Agent**

Showing: Facilitator: **--**

Special Showing Instructions: **Please call 617 694 0091 for showings and to discuss buyer eligibility.**

Firm Remarks

Note per the BRA the commission is paid on top of the sales price to equal the accepted offer price. Not from the gross price. Please inquire. Please make sure your clients qualify prior to showing requests. Buyer(s) can never have owned any property.

Market Information

Listing Date: **10/1/2015**
 Days on Market: Property has been on the market for a total of **132** day(s)
 Expiration Date: **1/31/2016**
 Original Price: **\$275,000**
 Off Market Date:
 Sale Date:

Listing Market Time: MLS# has been on for **26** day(s)
 Office Market Time: Office has listed this property for **26** day(s)
 Cash Paid for Upgrades:
 Seller Concessions at Closing:





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MLS # 71811546 - Active
Condo - Low-Rise
535 Harrison Ave - Unit A103

List Price: **\$359,000**
Boston, MA : South End
02118-4414
Suffolk County

Unit Placement: **Street**

Total Rooms: **3**

Unit Level: **1**

Bedrooms: **1**

Grade School:

Bathrooms: **1f 0h**

Middle School:

Master Bath:

High School:

Fireplaces: **0**

Outdoor Space Avail: **No**

Handicap Access/Features:

Directions: **On Harrison Avenue. Cross street is Waltham Street**
Remarks

Department of Neighborhood Development Affordable resale condo in the heart of the South End. Condo includes: washer / dryer, extra storage and is close to the new Whole Foods! This unit is subject to DND approval of buyer's eligibility application. 1 buyer must make under \$82,750 to purchase the unit. 2 household members must make under \$94,550. 3 household members must make under \$106,400. 4 household members must make under \$108,350. Please inquire about eligibility requirements up to 8 people, or see attached sheet. After purchasing an affordable unit, households are free and encouraged to become as financially successful as possible. Condo must be owner occupied. Buyer(s) must have under \$75,000 in liquid assets. The asset limit does not include many kinds of retirement money and education savings. Buyer(s) must complete Home Buyer 101 prior to purchase. Buyer(s) must be a first time home buyer. Don't miss this chance to purchase an affordable unit well below market rate.

Property Information

Approx. Living Area: **672 sq. ft. (\$534.23/sq. ft.)**

Approx. Acres: **0.02 (672 sq. ft.)**

Garage Spaces: **0 --**

Living Area Includes:

Heat Zones: **Hot Water Baseboard**

Parking Spaces: **0 On Street Permit**

Living Area Source: **Other**

Cool Zones: **Central Air**

Levels in Unit: **1**

Living Area Disclosures:

Disclosures: Proper pre-approval letter from a qualified lender must be submitted with offer as not all companies can write these mortgages. DND affordable resale at 120% of medium income limits. See attached DND income/asset documents. Tax estimate based upon FY15 released by Boston. You can not rent this unit.

Complex & Association Information

Complex Name:

Units in Complex: **187** Complete: **Yes**

Units Owner Occupied: Source:

Association: **Yes** Fee: **\$283**

Assoc. Fee Inclds: **Heat, Hot Water, Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal**

Special Assessments: **Unknown**
Room Levels, Dimensions and Features

Room	Level	Size	Features
------	-------	------	----------

Features

Area Amenities: **Public Transportation, Shopping, Tennis Court, Park, Medical Facility, Highway Access, House of Worship, Public School, T-Station, University**
 Assoc. Security: **Intercom**

Other Property Info

Elevator: **Yes**
 Disclosure Declaration: **No**
 Exclusions:

Basement: **No , --**
Beach: **No**
Exterior: **Brick**
Management: **Professional - Off Site**
Sewer Utilities: **City/Town Sewer**
Water Utilities: **City/Town Water**
Waterfront: **No**

Laundry Features: **In Unit**
Lead Paint: **Unknown**
UFFI: **Warranty Features:**
Year Built/Converted:
2002/
Year Built Source: **Public Record**
Year Built Desc:
Approximate
Year Round:
Short Sale
w/Lndr.App.Req: **No**
Lender Owned: **No**

Tax Information

Pin #: **W:03 P:06455 S:016**
Assessed: **\$342,200**
Tax: **\$2265** Tax Year:
2015
Book: **0** Page: **0**
Cert:
Zoning Code: **n/a**
Map: Block: Lot:

Office/Agent Information

Listing Office: **Coldwell Banker Residential Brokerage - Boston - Newbury St. [R] (617) 266-4430**
Listing Agent: **Richard Hornblower [R] (617) 694-0091**
Team Member:
Sale Office:
Sale Agent:

Compensation

Sub-Agent: **Not Offered**
Buyer Agent: **2.5**
Facilitator: **n/a**
Compensation Based On: **Gross/Full Sale Price**

Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**
Showing: Buyer-Agent: **Call List Agent**
Showing: Facilitator: **--**
Special Showing Instructions:

Firm Remarks

Please review income & asset restrictions with your client before showing request. Note: per the DND the commission is paid on top of the sales price. Not from the gross sale price. Please inquire. Buyer(s) can never have owned ANY property.

Market Information

Listing Date: 4/6/2015	Listing Market Time: MLS# has been on for 204 day(s)
Days on Market: Property has been on the market for a total of 204 day(s)	Office Market Time: Office has listed this property for 204 day(s)
Expiration Date: 12/31/2015	Cash Paid for Upgrades:
Original Price: \$393,712	Seller Concessions at Closing:
Off Market Date:	









Sale Date:





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	Property Case	Address	Price	Status	Bed	Bath	Listing Period	Bid Open Date	Details	
	251-245024	3 Richmond St Adams, MA, 01220 Berkshire County	\$40,500	↓	3	1.00	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-297756	4 Rear Dennis St Peabody, MA, 01960 Essex County	\$130,500	↓	2	1.00	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-309394	680 Wheelwright Rd Barre, MA, 01005 Worcester County	\$120,000		3	1.00	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-314712	19 Jefferson St #B Worcester, MA, 01604 Worcester County	\$97,200	↓	3	1.10	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-315423	70 Sunset Drive Springfield, MA, 01119 Hampden County	\$108,000	↓	3	1.00	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-317675	59 Cushing Rd Webster, MA, 01570 Worcester County	\$180,000	NEW	3	1.00	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-320815	366 Otter River Rd Gardner, MA, 01440 Worcester County	\$86,000	NEW	2	1.00	Exclusive ②	11/23/2015	View Street Map it Email Info	Save
	251-321436	32 Juniper St Lawrence, MA, 01841 Essex County	\$315,000		6	9.00	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-327805	41 Tremont Street Kingston, MA, 02364 Plymouth County	\$220,000		2	1.00	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-336513	25-27 Grove St Ware, MA, 01082 Hampshire County	\$90,000	NEW	5	3.00	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-337366	414 Old Craigville Road Centerville, MA, 02632 Barnstable County	\$200,000	↓	2	1.10	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-342509	4 Front St Winchendon, MA, 01475 Worcester County	\$26,000	NEW	3	1.50	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-344745	370 E Rindge Rd Ashburnham, MA, 01430 Worcester County	\$163,000	NEW	3	1.10	Lottery ②	11/20/2015	View Street Map it Email Info	Save
	251-347694	102 Brooklyn St North Adams, MA, 01247 Berkshire County	\$29,970	↓	4	1.00	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-350438	32 Locke Ave Athol, MA, 01331 Worcester County	\$127,200	↓	4	1.50	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-361211	130 Burt Street Norton, MA, 02766 Bristol County	\$210,000		3	1.00	Extended ②	11/20/2015	View Street Map it Email Info	Save
	251-362703	1599 Braley Rd Unit 62 New Bedford, MA,	\$62,100	↓	2	1.00	Extended ②	11/20/2015	View Street Map it	Save

	251-363978	02745 Bristol County 128 Webber St Springfield, MA, 01108	\$117,900		3	2.00	Extended 2	11/20/2015	Email Info View Street Map it Email Info	
	251-372413	Hampden County 1 New York St Worcester, MA, 01603	\$115,000		4	2.00	Extended 2	11/20/2015	View Street Map it Email Info	
	251-375649	Worcester County 136 Newton St New Bedford, MA, 02740 Bristol County	\$128,000		3	1.10	Exclusive 2	11/30/2015	View Street Map it Email Info	

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Resources

[Current Sales Incentives](#)
[HUD Help](#)
[How to Buy a HUD Home](#)
[HUD Terms And Acronyms](#)

[HUD-Approved Lenders](#)
[Lead Hazard Information](#)
[Fair Housing Information](#)

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 451 7th Street S.W., Washington, DC 20410
 Telephone: (800) CALL-FHA (225-5342) TTY: (202) 708-1455